

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **613 FERRY STREET**, Site Plan Review for Construction of 9 New Residential Units in a RM-2 Zone (Owner/Applicant: Michael Vizziello, We Buy Houses, LLC).

REPORT: 1391-10

ACTION: Approval with Conditions

### CONDITIONS OF APPROVAL

1. The applicant shall review with the City Plan Department comments noted under **SITE PLAN REVIEW** on page 2 of this report, and resolution shall be reflected in revised plans, prior to circulation of final plans for signoff for building permit.
2. A site restoration bond in an amount of \$2,500 per dwelling unit (\$22,500) shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans and initiation of site work.
3. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained, prior to initiation of site work or issuance of building permit. The Fire Marshall shall also review the plans.
4. Maintenance of underground detention system shall be included in condominium documents, prior to release of site bond.
5. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
6. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
7. Any proposed work within City right-of-way will require separate permits.
8. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Traffic and Parking.
9. Site Logistics Plan including any temporary closures of the public right of way, construction worker parking, and the like shall be reviewed and approved by the Department of Traffic and Parking.
10. Any sidewalks or curbs damaged during the construction period shall be replaced to the satisfaction of the Departments of Public Works and in accord with standard City details.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

**Submission:** Development Permit Application and Narrative 05/25/06, Site photos, exterior lighting details, Storm Drainage Computations by Juliano Associates revised 06/21/06, Storm Drainage Layout revised 06/21/06, Plan Set 05/23/06, revised 6/19/06: location map, Property & Topographic Survey by Juliano Associated 03/21//06, Site Plan, inc. signage & fencing detail, Detail sheets, floor plans, building elevations. Fee of \$226.00.

### PROJECT SUMMARY:

**Project:** Construction of 9 new townhouse units

**Address:** 613 Ferry Street

**Site Size:** 18,137 SF (0.42 acres)

**Zone:** RM-2

**Financing:** private

**Parking:** 9 parking spaces

**Owner:** Michael Vizziello, WE Buy Houses LLC

Phone: 203-988-3929

**Agent:** Regina Winters, Zared Architecture

**Phone:** 203-773-0747

**Site Engineer:** Juliano Associates

**Phone:** 203-265-1489

**City Lead:** City Plan Department

**Phone:** 203-946-6379

## **BACKGROUND**

**Zoning:** The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone.

**Proposed Activity:** Michael Vizziello of We Buy Houses LLC proposes to construct 9 new townhouse condominium units at 613 Ferry Street, a vacant lot in Fair Haven. To its east is a community garden. The modular units are intended as affordable “start up” housing for individuals and young families.

**Units:** The units are modular three story units

**Circulation/Parking:** One way traffic will enter the site from Peck Street and exit onto English Street through two new curb cuts. 9 parking spaces are provided within garages under the units.

**Utilities:** Utilities will be underground and will feed the site from the rear

**Trash collection:** Each owner will put his own trash and recycling on the curb for collection.

**Storm water Drainage:** As this is a combined sewer area and as the site will have increased impervious surface, an underground detention galley will be added beneath the parking lot. Overflow will connect to a manhole in Ferry Street. The system will rely on ongoing maintenance by the condominium association.

**Soil Erosion and Sediment Control Review.** While the site is relatively flat, silt fencing will be installed around the site. The construction entrance will be from Peck Street. Hay bale are proposed around affected City catch basins (not acceptable; see site comments below). Henry Racki of The Rockfall Company LLC is named as the individual responsible for monitoring the soil erosion and sediment control measures to see that there is no tracking of materials, or migration of dust off site. He is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Mr. Racki shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, he is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

**Project Timetable:** Construction expected to begin summer, 2006 and expected to be complete within 12 weeks.

## **SITE PLAN REVIEW**

Plans have been reviewed by the Site Plan Review team with representatives from LCI Building, City Plan, City Engineer and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

From Engineering:

- *Hay bales around catch basins in paved streets are not permitted - use silt sacks instead. No tracking pad shown. Provide Sedimentation and erosion control standard City details.*

- *This is a combined sewer area and plans should be submitted to GNHWPCA for review and approval.*

- *Replace existing unused driveway aprons with granite curb and sidewalk and repair any damage sidewalk and curb.*

- *Sheet C.03 - Concrete Driveway Details - use City Standard Detail with 9" concrete (Commercial driveway).*

- *Provide hammerhead turnout for westerly garage (Has been provided).*

- *Show curb cuts for new driveways on plan.*

From City Plan:

- *Add street trees (select from accredited street tree list) of 2 ½-3" caliper in all empty tree pits.*

- *Any street tree removals need City Tree Warden approval.*
- *To condominium documents add provision for maintenance of underground galley system.*

From Traffic:

- *It is recommended that the Peck Street entrance driveway be moved easterly and further away from the intersection (Drive has been moved easterly).*
- *Any proposal for jersey barriers or other construction provisions within the public right of way must be reviewed and approved by the Department of Traffic and Parking.*

**ACTION**

**The City Plan Commission adopts the submitted Site Plans subject to the standard conditions (see page 1).**

**ADOPTED:** June 21, 2006  
Patricia A. King  
Chair

**ATTEST:** \_\_\_\_\_  
Karyn M. Gilvarg, AIA  
Executive Director